

**Z-08-08-003**

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: August 11, 2008

GENERAL INFORMATION

APPLICANT	Homer Wade for New Garden Friends School
HEARING TYPE	Zoning Commission
REQUEST	County RS-40 (Residential- Single Family) to City PI (Public and Institutional)
CONDITIONS	N/A
LOCATION	2015 Pleasant Ridge Road; generally described as the west side of Pleasant Ridge Road and north of Alcorn Road
PARCEL ID NUMBER (S)	13-10-0650-0-0989-00-047
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 73 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~14.63 acres
TOPOGRAPHY	Rolling
VEGETATION	Heavily wooded at the back with institutional landscaping in front.

SITE DATA

Existing Use	School buildings and a park	
	Adjacent Zoning	Adjacent Land Uses
N	County RS-40 (Residential-Single Family)	Pleasant Ridge Fellowship Church
E	City RS-12 (Residential-Single Family)	E.P Pearce Elementary School
W	County RS-40 (Residential-Single Family)	Undeveloped
S	County RS-40 (Residential-Single Family)	Single-Family dwelling units

Zoning History

Case #	Date	Request Summary
	N/A	

ZONING DISTRICT STANDARDS

District Summary *

Zoning District Designation:	Existing (County RS-40)	Requested (City PI)
Max. Density:	1 dwelling unit/acre	N/A
Typical Uses	Primarily intended to accommodate single-family detached dwellings on large lots	Primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation – N/A

Environmental/Soils

Water Supply Watershed	Yes, site drains to Greensboro Watershed (Upper Reedy Fork subbasin).
Floodplains	Flood Damage Prevention Ordinance requires a 30 ft. or 5 times channel width (whichever greater) non-encroachment buffer on all unmapped intermittent and perennial streams.
Streams	Unidentified drainage features evident from topographic map of site. Contact the City of Greensboro Stormwater Division at 373-2055 to request identification of unidentified drainage features.
Other:	Maximum Built Upon Area (BUA) is 70% for high density development. If high density development is proposed (>24% - 70%), all BUA must drain to and be treated by a State approved water quality device (wet pond or similar). If low density development is proposed (24% or less BUA), site must meet watershed scoresheet requirements. If drainage feature(s) identified as a perennial stream, a 100' buffer will be required as measured from top of stream bank. Potential for wetlands on site. Contact the State Division of Water Quality and USACE for any wetlands disturbance or stream crossing / disturbance.

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100' And a Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
East	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
West	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100' And a Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
14.63 Ac.	All trees 4" or greater DBH which are located within the required planting yards or within 25' of the side and rear property line, whichever is greater

Transportation

Street Classification	Pleasant Ridge Road – Major Thoroughfare, Alcorn Road – Collector Street.
Site Access	Existing.
Traffic Counts:	Pleasant Ridge Road ADT =
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There are no sidewalk projects in this area.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **PI** (Public and Institutional) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Interim Residential**. The requested **City PI** zoning district is consistent with this GFLUM designation as schools are considered supportive uses in areas designated for residential uses.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Connections 2025 Map Policies

Interim Residential (generally at or above 3 dwelling units per acre):

Areas with a mix of all types of residential densities and uses (single family detached, single family attached and multi-family), with some limited local-serving non-residential uses (schools, churches, convenience services). It is assumed that most of the new housing developed in the Water Sewer Service Area would be connected to water and sewer.

Growth Tiers Two and Three (Site is located in Growth Tier 3), annexations will generally be discouraged until the full complement of City services can be efficiently provided, which is currently projected beyond the next 6 years. The Growth Strategy Map is primarily used as a capital improvement and annexation planning tool and should be reviewed and updated annually prior to the budget planning process.

CONFORMITY WITH OTHER PLANS

City Plans - N/A

Other Plans - N/A

Staff/Agency Comments

Planning

The subject 14.63-acre parcel which is currently outside the City limits consists of the

Upper School for the New Garden Friends School. To the north of the subject site is a church, to the east is an elementary school and to the south are single-family residential units. The general area is sparsely developed with single-family residential units and other institutional uses. This original zoning request is accompanied by a voluntary annexation petition.

Although schools are permitted in residential zoning districts, staff is of the opinion that since the PI zoning district is primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses, putting such uses in the right zoning district is consistent with the intent and purpose of the zoning code. This original zoning request, if approved, will help provide a development framework for the fringe that will guide sound, sustainable patterns of land use, limit sprawl and provide for efficient provision of public services and facilities as the City expands.

Staff has made a determination that this request is also compatible with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request is compatible with the existing development in the surrounding neighborhood especially with other institutional uses such as elementary schools and churches in close proximity.

Water Resources

Open channels that carry public runoff require appropriately sized DMUE (size based on amount of flow conveyed in channel).

Housing and Community Development

No additional comments.

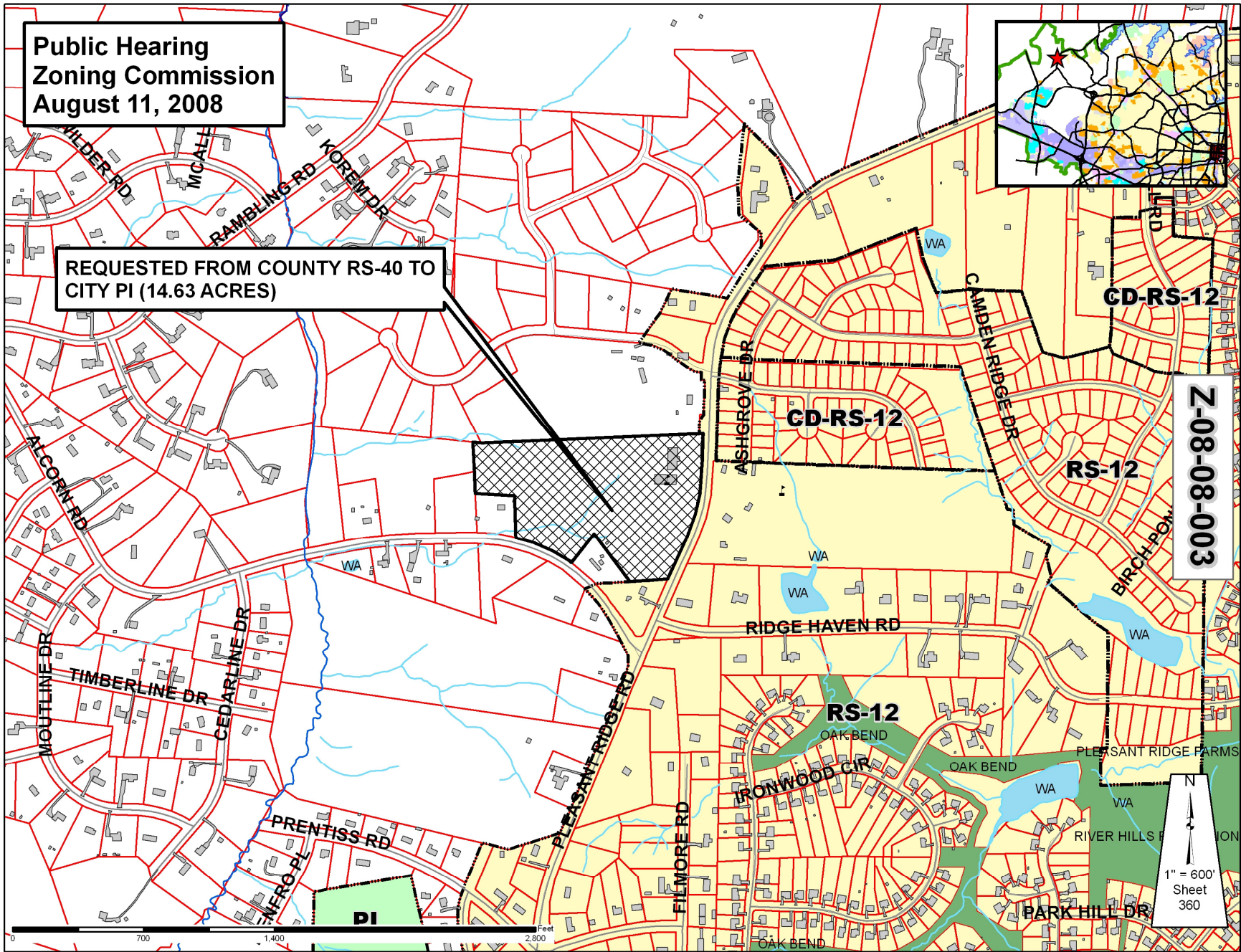
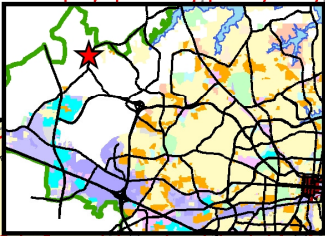
STAFF RECOMMENDATION

PLANNING

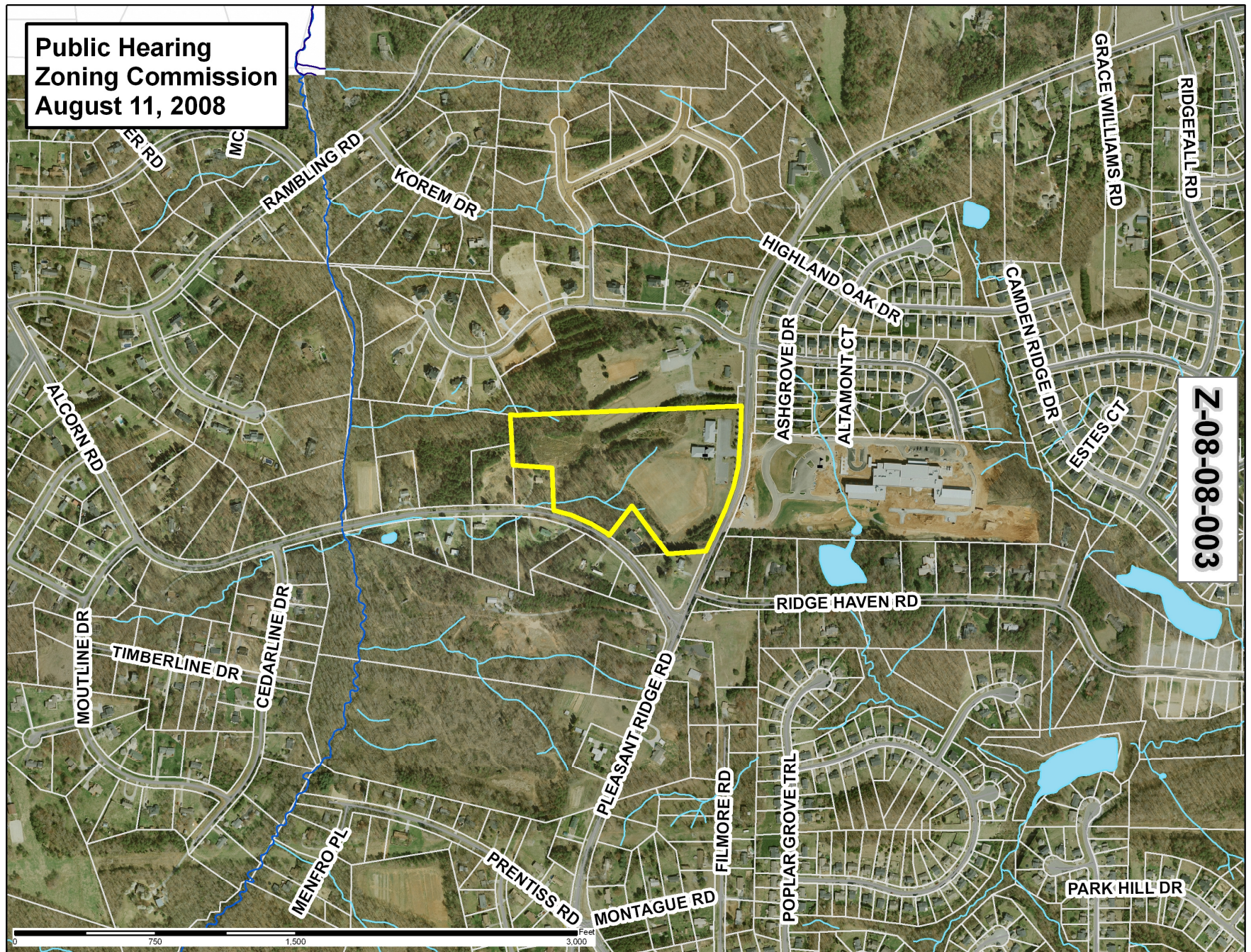
Staff recommends **Approval** of the requested **PI** (Public and Institutional) zoning district.

Public Hearing
Zoning Commission
August 11, 2008

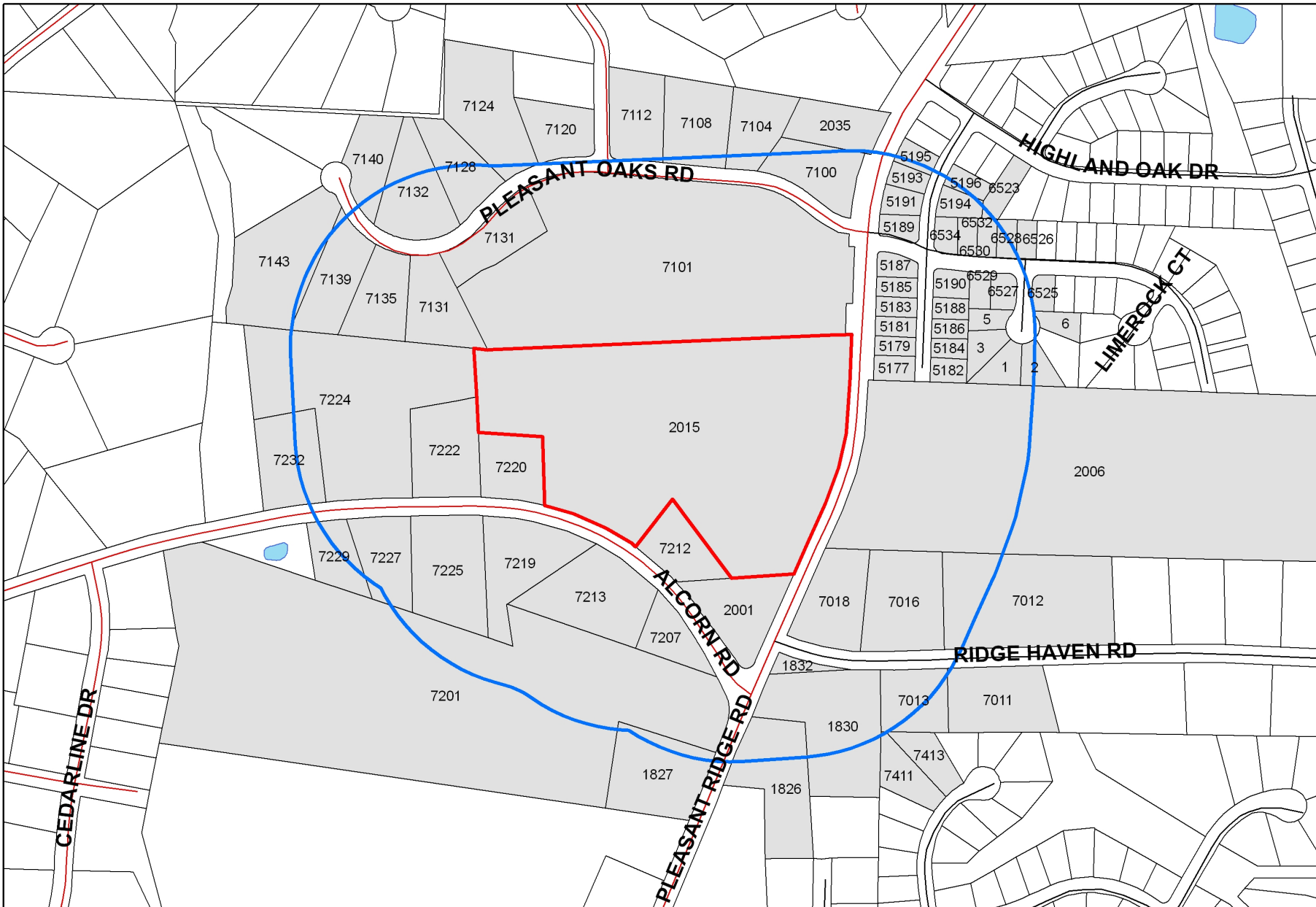
REQUESTED FROM COUNTY RS-40 TO
CITY PI (14.63 ACRES)



Z-08-08-003



600 FEET NOTIFICATION AREA FOR Z-08-08-003 (August 11, 2008)



1 inch equals 416.666667 feet